

## MHC STAFF REPORT SUMMARY: 05/26/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an application for a certificate of approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

**052621.2**      **USE**      MHC 57/21

052621.21      Maiz  
1914 Pike Pl, Soames Dunn Building  
Aldo Gongora, Business Owner

Proposal for new business specializing in handmade Mexican foods and grocery items.  
To be operated by Maiz LLC dba Maiz owned 100% by Aldo Gongora.

### Relevant Background:

- Zone 2, street level, food (a-e), retail (a-d) uses permitted.
- Current use: vacant. Previous use was Mexican Grocery, food (c)(d)(f)
- New use would be food (c)(d)(f)
- Space is 450 square feet.
- Proposed ownership structure: LLC owned 100% by Aldo Gongora
- Owner financial affiliations: Aldo Gongora is a co-owner two full service Mexican restaurants operated by Sazon LLC.
- Owner operator: Aldo Gongora to be onsite for day to day operations
- Business hours: 10 am – 6 pm, Tuesday - Sunday

### Exhibits:

- Location
- Description of business
- Sample product list
- LLC Certificate of Formation

### Relevant Guidelines

- 2.1 General Principles for Use in the Market
- 2.4 Market Zones
- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.7 New Uses and Businesses

**052621.3**      **DESIGN**

052621.31      Maiz  
1914 Pike Pl, Soames Dunn Building  
Aldo Gongora, Business Owner

Proposal to renovate interior space and install storefront signage.

Exhibits:

- Site plan
- Photos of existing conditions
- Renderings and floor plan
- Signage details
- Color and material samples
- Equipment information

Relevant Guidelines:

3.1 General Principles for Design in the Market

3.4 Design of Individual Business Spaces

3.5 Lighting

3.6 Signs